

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):

Current Legal Description (abstract and tract number or subdivision, lot, and block):

LOT 4 BLOCK C GLADE PARKS ADDITION

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):

USE/CONDITIONS/PARKING:

Proposed Use: RESTAURANT SIC Code: 5812

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

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PROPOSED BUILDING STATISTICS:

Lot Area 1.292 ACRES

Lot Width at Building Line for each Street Frontage 268.54' (RIO GRANDE) - 276.06 (SH 121)

Proposed Building Setbacks:

Front: 20 Rear: 15 Side (left): 0 Side (right): 0

Gross Building Floor Area 5781

Height in Feet to Highest Point 22'-1"

Number of Floors 1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation: Brick 80 % / Stucco 5 % / Other 15 %

Left Side Elevation: Brick 50 % / Stucco 45 % / Other 5 %

Right Side Elevation: Brick 70 % / Stucco 5 % / Other 25 %

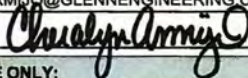

Rear Elevation: Brick 50 % / Stucco 45 % / Other 5 %

OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided 58 REQ/82 PROVIDED

Number of Handicapped Spaces 4

Number of Loading Bays Provided 0

DRIVEWAYS: (UDC 84-202 through 84-210)				
Number proposed per street	<u>2 SHARED ON RIO GRANDE-0 ON SH 121</u>			
Clearance from nearest street intersections	_____			
Clearance between existing and proposed driveways	<u>N/A</u>			
Width of each driveway	<u>24'</u>			
Curb Radii for each driveway	<u>28'</u>			
Distance between property line and first parking space	<u>N/A</u>			
SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)				
Proposed Pole/Ground Signs:				
Street Name <u>SH 121</u>	Front Setback <u>1'</u>	Side Setback <u>106'</u>		
Overall Height <u>8'</u>	Sign Area <u>80 SF</u>			
Proposed Wall Signs:				
Street the sign faces _____	Sign Area _____			
LANDSCAPING: (UDC Article VII)				
Land Area of Street Yard	<u>926 SF</u>			
	<u>Street Yard</u>	<u>Non Street Yard</u>		
Number of parking spaces provided	<u>31</u>	<u>52</u>		
Square feet of landscaped area	<u>926</u>	<u>787</u>		
Square feet of landscape islands in parking lot	<u>0/7</u>	<u>2003</u>		
Number of large trees existing / proposed	<u>7</u>	<u>0/6</u>		
Number of ornamental trees proposed	<u>0</u>	<u>2</u>		
Number of shrubs proposed	<u>5225</u>	<u>38</u>		
Square feet of ground cover proposed	<u>5225</u>			
SIGNATURES:				
Applicant (please print) <u>GLENN ENGINEERING</u>		Owner: <u>GLADE INFRASTRUCTURE LLC</u>		
Address: <u>105 DECKER COURT #910 IRVING, TX 75062</u>		Address: <u>6723 WEAVER ROAD #108 ROCKFORD</u>		
Phone: <u>972-717-5151</u>		Phone: <u>815-387-3100</u>		
Fax: <u>972-717-2176</u>		Fax: _____		
Email: <u>CMARMUQ@GLENNENGINEERING.COM</u>		Email: _____		
Signature: 		Signature: 		
OFFICE USE ONLY:				
Fee Paid: <u>300.00</u>	Received By: <u>Tesla</u>	Date Received: <u>8/27/18</u>	Case Number: <u>18-13-SP</u>	H.T.E. Number: <u>18.4012</u>